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CAIRNGORMS NATIONAL PARK AUTHORITY

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Title: REPORT ON CALLED-IN PLANNING APPLICATION

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DEVELOPMENT PROPOSED: PLANNING APPLICATION FOR VARIATION TO LOCHNAGAR HOUSE TYPE DETAILS (PLOTS 22, 23 AND 24) AT LAND AT HIGH BURNSIDE, AVIEMORE

REFERENCE: 10/031/CP

APPLICANT: TULLOCH HOMES LTD

DATE CALLED-IN: 19 FEBRUARY 2010

RECOMMENDATION: APPROVAL WITH CONDITIONS

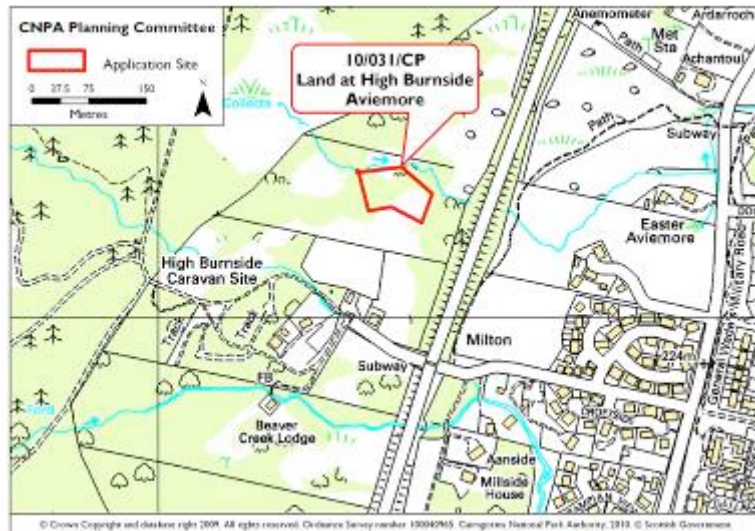


Figure 1: Location Plan

## SITE DESCRIPTION AND PROPOSAL

1. This application seeks permission to change the house type finishing details on plots 22, 23 and 24 (Lochnagar) House Type at Highburnside, Aviemore. Members will recall a number of previous applications for this site, including 07/024/CP which granted approval of reserved matters for the erection of 46 houses and ancillary works. Work is well underway on the residential development.



**Figure 2: Ongoing construction work – Lochnagar house type**

2. The Lochnagar House (type J) is a split level dwelling, predominantly one and three quarter storey design, laid out in an L shaped configuration.



**Figure3: House type J – previous front and rear elevations**

3. This application seeks to make a number of variations to the design of plot numbers 22, 23 and 24 incorporating:
  - the repositioning of the chimney from the roof ridge to the external wall;
  - the increase of the roof line of the front projection by 0.5m;
  - the increased use of natural stone on the basecourse;
  - changes to the 'juliet' balconies and decking on the principal façade, making these smaller and utilising glazing panels in lieu of latticed frames;
  - alterations to the front door, number of rooflights, general fenestration throughout and the dormer windows to the front and rear elevation respectively.



Figure4: House type J – revised front and rear elevations

## DEVELOPMENT PLAN CONTEXT

### Highland Structure Plan 2001

4. **Policy G2 (Design for Sustainability)** states that developments will be assessed on the extent to which they, amongst other things; impact on individual and community residential amenity; impact on resources and designations; demonstrate sensitive siting and high quality design.

### Badenoch and Strathspey Local Plan (1997)

5. **Section 6.1.2** advocates design features and materials and finishes drawn largely from Aviemore's traditional buildings.

### Cairngorms National Park Plan 2007

6. Strategic objectives for Landscape, Built and Historic Environment include; ensuring that development complements and enhances the landscape character of the Park; and new developments within settlements and surrounding areas complementing and enhancing the character, pattern and local identity of the built and historic environment. Strategic objectives for Sustainable Communities include making proactive provision to focus settlement growth in the main settlements.

## CONSULTATIONS

7. **Aviemore and Vicinity Community Council** has not returned comment on the application.

## REPRESENTATIONS

8. No representations have been received in respect of the proposed development.

## APPRAISAL

9. This application seeks a number of small alterations to the finished design of the Lochnagar (Type J) house type, on plots 22, 23 and 24. Work is well underway on the development. The only issue to consider relates to the finished design of the dwellinghouses, incorporating some small changes to the roof ridge heights, chimneys, balconies, windows and doors. These

proposed changes do not alter the overall character and appearance of the house types.

10. Overall, it is considered that the proposal complies with planning policy and is acceptable in terms of design.

## IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK

### Conserve and Enhance the Natural and Cultural Heritage of the Area

11. The development does not have any implications for this aim.

### Promote Sustainable Use of Natural Resources

12. It has not been indicated where the materials are to be sourced.

### Promote Understanding and Enjoyment of the Area

13. The development make provision for a system of pathways, linked to the Aviemore Orbital Path and other informal path networks, communal open space and woodland.

### Promote Sustainable Economic and Social Development of the Area

14. The development does not have any implications for this aim.

## RECOMMENDATION

15. That Members of the Committee support a recommendation to:  
**Grant approval for variation to Lochnagar house type details (plots 22, 23 and 24) at land at High Burnside, Aviemore subject to the following condition:**

1. This approval relates solely to the variation to the Lochnagar house type details (plots 22, 23 and 24). Nothing contained in this shall be deemed to affect or vary the conditions imposed on the extant planning permissions 07/024/CP, 05/177/CP and 03/00322/OUTBS.

**Reason:** To ensure the conditions imposed by the previous applications are still applicable.

**Robert Grant**

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**11 March 2010**

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